



**48 Clearbrook Close, High Wycombe, HP13 7BP**

**In Excess of £475,000**

# 48 Clearbrook Close

High Wycombe, High Wycombe

- A Skilfully Extended Semi-Detached Family Home
- Beautifully Presented Accommodation With A Woodland Backdrop
- Living Room, Stunning Kitchen/Dining Room Open To Conservatory, Utility Room
- Study/Bedroom Four, Shower Room
- Three First Floor Bedrooms, Family Bathroom
- Well Kept Low Maintenance Rear Garden With Large Summerhouse
- Gas Central Heating, Double Glazing, Driveway Parking
- Desirable Location Close To Surrounding Countryside And Golf Course
- Within Easy Reach Of Schooling And Transport Links

Situated two and a half miles to the east of High Wycombe town centre, the property is conveniently situated for junction 3 of the M40 motorway and is easily accessible to local supermarkets and a variety of DIY stores and Wycombe Retail Park. The town centre offers a wide range of shopping and leisure facilities including a mainline rail link with London, Birmingham & Oxford. The property is also within easy reach of local parkland & recreational facilities.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



## 48 Clearbrook Close

High Wycombe, High Wycombe

This skilfully extended three bedroom semi-detached house offers beautifully presented accommodation, enhanced by a peaceful woodland backdrop. The ground floor features a welcoming living room, a stunning kitchen and dining area that seamlessly opens to a bright conservatory, and a practical utility room. There is also a versatile study, which could serve as a fourth bedroom, and a modern shower room. Upstairs, three well-proportioned bedrooms are complemented by a contemporary family bathroom. The property benefits from gas central heating, double glazing throughout, and driveway parking for added convenience. A highlight of the home is the well kept, low maintenance rear garden, which includes a large summerhouse (ideal for hobbies or additional storage). Set in a desirable location, the house is close to picturesque countryside and a renowned golf course, while being within easy reach of local schooling and excellent transport links.

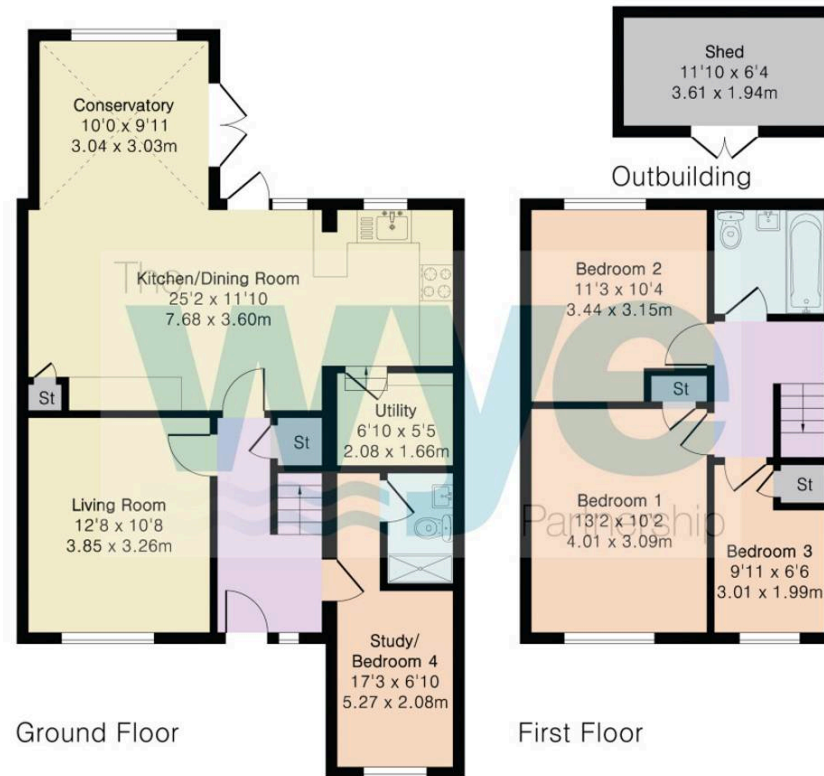


**Approximate Gross Internal Area 1205 sq ft - 112 sq m  
(Excluding Outbuilding)**

Ground Floor Area 775 sq ft – 72 sq m

First Floor Area 430 sq ft – 40 sq m

Outbuilding Area 75 sq ft – 7 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

## The Wye Partnership High Wycombe

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